

UNITED STATES GOVERNMENT Seeks Leased Office Space in Atlanta, Georgia - 9GA2044-3

SOLICITATION NUMBER: 9GA2044-3

NOTICE DETAILS

Solicitation #:

9GA2044-3

Procurement Type:

Presolicitation

Date Posted:

May 19, 2014

Title:

UNITED STATES GOVERNMENT Seeks Leased Office Space in Atlanta, Georgia - 9GA2044-3

Classification Code:

X – Lease or rental of facilities

NAICS Code:

531120 -- Lessors of Nonresidential Buildings (except Miniwarehouses)

Is this a Recovery and Reinvestment Act Action?:

No

Response Date:

Jun 05, 2014 5:00 pm Eastern

Primary Point of Contact.:

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Description:

The United States Government seeks to lease a minimum of 16,379 ANSI/BOMA Office Area square feet(ABOASF) to a maximum of 17,198 ABOASF of contiguous office space in Atlanta, GA. The lease term is for ten (10) years, five (5) years firm

The space must be located within the area delineated by the following boundaries:

NORTH: Start at intersection of Highway 9 (Alpharetta Highway) and McFarland Parkway. South East on McFarland Parkway to intersection of McGinnis Ferry Road

EAST: Start at intersection of McFarland Parkway and McGinnis Ferry Road. South on McGinnis Ferry Road to the intersection of Douglas Road. South on Douglas Road to the intersection of Jones Bridge Road

SOUTH: Start at intersection of Douglas Road and Jones Bridge Road. South West on Jones Bridge Road to

intersection of Old Alabama Road. West on Old Alabama Road to intersection of Highway 140 (Holcomb Bridge Road)

WEST: Start at intersection of Old Alabama Road and Highway 140 (Holcomb Bridge Road). North West on Holcomb Bridge Road to intersection of Highway 9 (Alpharetta Highway). North on Highway 9 (Alpharetta Highway/North Main Street) to intersection of McFarland Parkway

The following criteria shall apply to all space considered by the Government:

- (1) The space must be within the delineated area as noted above. Locations whose address (front door) is on the street that borders the DA may also be considered
- (2) The space must have easy access to available parking and public transportation for visitors and employees
- (3) The space should not be located within close proximity to railroad tracks or heavily congested freeways that may compromise the sound quality of digital recordings
- (4) The space should not be located within a 1/4 mile of electrical sub-stations to avoid interference with electronic equipment
- (5) The space should not be located in industrial or warehouse areas. The space should be located in a professional office setting with similar businesses in the surrounding area
- (6) Sites which are located directly on a highway or six-lane thoroughfare shall not be considered in the following instances:
 - o The two directions of traffic are separated by a physical barrier or traffic indicator which does not permit access from either direction within an 1/8 mile;
 - o The location access is directly from a highway, unless there is a traffic control device within a 1/4 mile or equivalent from the proposed office space
- (7) To allow for visibility to the public, this agency's office space shall be located not more than a 1/4 mile from a primary or secondary street serving the office. As an alternative to direct visibility, the lessor shall provide acceptable signage from the primary or secondary street at no separate cost. The route from the primary or secondary street shall be direct. Locations which have obscure, difficult access or which require additional turns shall not be considered
- (8) The space must be located on any floor of a building above street level as long as it is accessible. However, if second floor space is not available within the delineated area, ground floor space may be considered. Elevator service is required for space above ground level and shall consist of a minimum of two accessible elevators which will serve the floor proposed for the tenant agency. One of the accessible elevators may serve as a freight elevator. All space must be contiguous on one floor, with the exception of the storage/mail room and/or training/multipurpose room which may be separated from the primary space by a public corridor but must be on the same floor
- (9) Space should be Class A, professional quality office space. The space should be no more than twice as long as it is wide, and it should have open areas where columns and other obstructions do not hinder the development of efficient space layouts and office workflow. Any columns in the space must be at least 20 feet from any interior wall and from each other (clear distance) and be no more than two feet square
- (10) 87 surface parking spaces shall be available for visitors and employees within a 1/4 mile radius of the space. Public transportation, if available, must be within 1/4 mile of the space. In suburban areas, in small communities and in areas of major cities where adequate public transportation and on-site parking are not available, secure vehicle parking facilities must be available at reasonable commercial rates for visitors and

employees within a 1/4 mile radius of the space

(11) The offered space must meet Government requirements for fire safety, accessibility, seismic and sustainability standards per the terms of the Lease. Secure office space and facilities in an office building, fully serviced and altered to Government specifications are required. Offered space shall not be in the 100 year flood plain

Brokers or agents may represent the prospective landlord, but any properties or proposals submitted by brokers / agents must be accompanied by written evidence that they are authorized to represent the building's ownership.

All expressions of interest should be in writing and include:

- (1) Building name
- (2) Building address
- (3) Location of space in the building
- (4) Rentable square feet offered
- (5) ABOASF square feet (useable square feet) offered.

Place of Contract Performance:

General Services Administration, Johnetta Regal, Contracting Officer, Realty Services Division, Public Buildings Service, 77 Forsyth Street, SW, Suite 500
Atlanta, Georgia 30303
United States

Archiving Policy:

Manual Archive

Allow Vendors To Add/Remove From Interested Vendors:

Yes

Allow Vendors To View Interested Vendors List:

Yes

Is this a Schedule Notice:

No